



CITY OF SAINT PAUL

Code Compliance Report

July 29, 2024

*** * This Report must be Posted
on the Job Site * ***

RUNBECK & SONS LLC
6307 ST CROIX TRAIL N
OAK PARK HEIGHTS MN 55082-6932

Re: 887 Charles Ave
File#: 19 104669 VB3

Dear Property Owner:

The following is the Code Compliance report you requested on April 17, 2024.

Please be advised that this report is accurate and correct as of the date July 29, 2024. All deficiencies identified by the City after this date must also be corrected and all codes and ordinances must be complied with. This report is valid for 365 days from July 29, 2024. This report may be used in lieu of a Truth in Housing Report required in St Paul Legislative Code 189. This building must be properly secured and the property maintained at all times.

In order to sell or reoccupy this property the following deficiencies must be corrected. A Legislative Code exemption (Chapter 33.03(f)) allows a Category 2 Vacant Building to be sold "as is" providing the buyer, prior to closing, completes an approval process. For further information, call Robert Humphrey at 651-266-9123.

Please note that permits cannot be issued online. Permits must be applied for in person, via fax or mail.

ZONING

1. This property is in a(n) H1 zoning district.
2. This property was inspected as a Single Family Dwelling.

BUILDING Inspector: Clint Zane

Phone: 651-266-9029

1. Cover water meter pit with concrete or decay resistant, screwed-down cover.

Cleanouts to be flush with floor slab.

2. Install Smoke Detectors/Carbon Monoxide Detectors per MN Conservation Code and the MN Dept. of Labor and Industry: Install per code where feasible. MNRC Ch 1309 Sect 313.2.1
3. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
4. Install downspouts and a complete gutter system. SPLC 34.33 (1d)
5. Install rain leaders to direct drainage away from foundation. SPLC 34.33 (1d)
6. Provide general rehabilitation of garage. SPLC 34.32 (3)
7. ***Double fee all permits
8. ***Open walls where necessary to expose uninspected work for inspection
9. ***Move contents of garage to center so inspections can be done
10. Install handrails (34 inches - 38 inches above each nosing) and guardrails (36 inch minimum) at all stairways, and return hand rail ends into a newel post or wall per attachment. MNRC Ch 1309 Sect. 311 & 312
11. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
12. Weather seal exterior doors, threshold and weather-stripping. SPLC 34.09 (3f)
13. Install floor covering in bathroom and kitchen that is impervious to water. SPLC 34.10 (4)
14. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
15. Prepare and paint interior and exterior as necessary. Observe necessary abatement procedures (EPA, MPCA and St. Paul Legislative Code, Chapter 34 for additional information) if lead base paint is present. SPLC 34.33 (1)
16. Where wall and ceiling covering is removed install full thickness or code-specified insulation. MN Energy Code Ch. 1322.1101 (except. 4)
17. Air-seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4
18. A building permit is required to correct the above deficiencies. All work is to be done in a workmanship like manner. SPLC 33.03 (a)

ELECTRICAL Inspector: Randy Klossner

Phone: 651-266-9032

1. NEC 230, 250, and SPLC 33.01 2020 - Illegally upgraded service panel. Wire and ground to current NEC.
2. NEC 334 & SPLC 33.01 2020 - Ensure/rewire all electrical associated with NM cables dated after 2005 to current NEC. An electrical permit was never purchased for that wiring. SPLC 33.03 (d)
3. NEC 240.4 2020 - Verify that fuse/circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices. Article 240.4, NEC
4. NEC 406.4(D) 2020 - Check all receptacles for proper polarity (including 2-prong) and verify ground on 3-prong receptacles. Ensure all GFCI receptacles are functioning properly. Rewire and/or replace receptacles that are improperly wired or not functioning properly. Article 406.4(D), NEC
5. NEC 110.3(B), 314.20 2020 - Properly support/wire exterior luminaire (light fixture) at entry door(s).
6. Install tamper resistant type receptacles throughout, AFCI/GFCI protection

where required, and install listed closet lights per NEC requirements.

7. All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

PLUMBING Inspector: Rebecca Perry

Phone: 651-266-9040

1. Plumbing - General -(MN Rules Chapter 1300.0120) Obtain permits and provide tests/inspections for any plumbing performed without permits.
2. Basement -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the range.
3. Basement -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the dryer.
4. Basement -Laundry Tub -(MPC .0100 B) Provide the proper potable water protection for the faucet spout.
5. Basement -Water Heater -(MFGC 503) Install the water heater gas venting to code.
6. Basement -Water Piping -(MPC 610) Replace all the improperly sized water piping.
7. Basement -Water Piping -(SPRWS 93.07) Provide a one (1) inch water line to the first major take off.
8. Bathroom -Gas Piping -(MFGC 614.1-614.7) Vent clothes dryer to code.
9. First Floor -Plumbing - General -(MPC .0101 Subp. 6) Remove all unused waste, vent, water and gas piping to the main and cap or plug to code.
10. First Floor -Plumbing - General -(MPC .0100 R, 402.1, 402.5, & 408.6) Provide proper fixture spacing.
11. First Floor -Plumbing - General -(MPC 402.2) Provide a water tight joint between the fixture and the wall or floor.
12. First Floor -Sink -(MPC 701) Install the waste piping to code.
13. All the above corrections to waste, vent, water, and gas piping shall be per the Minnesota Plumbing Code Chapter 4714, Minnesota Rules Chapter 326, 4716, 1300, the Minnesota Mechanical Code, the Minnesota Fuel Gas Code, and Saint Paul Regional Water Services Water Code. All plumbing must be done by a plumbing contractor licensed in the State of Minnesota and the City of St. Paul by a plumber licensed in the State of Minnesota who also possess a City of Saint Paul Competency Card and after obtaining an approved City of Saint Paul Plumbing Permit.

Heating Inspector: Laurent Wickland

Phone: 651-266-9031

1. MNFGC 409.1.1 - Install approved gas shut-off valve for the kitchen range. Plug valve currently installed.
2. SPLC 34.11 (6) - Clean and Orsat test furnace burner. Check all controls for proper operation. Check furnace heat exchanger for leaks. Provide documentation from a licensed contractor that the heating unit is safe to operate.
3. Per MFGC 2020 501.12 - Install approved metal chimney liner, or certify that the current chimney liner is in serviceable condition.

4. Per MFGC 2020 503.1 - Replace furnace flue venting to code. Current venting is rusty and wrapped with unapproved tape.
5. Per MFGC 2020 501.12 - Connect furnace and water heater venting into chimney liner.
6. Per MFGC 2020 614 - Vent clothes dryer to code. Damaged dryer vent hood and venting. No insulation. Provide approved piping and valve.
7. Per MFGC 2020 304 - Provide adequate combustion air and support duct to code. Remove from the return air duct and seal the duct by approved methods. Terminate the combustion air duct to within 12" of the floor and secure to the wall with 1-1/2" wide straps.
8. Per MFGC 2020 407.2 - Provide support for gas lines to code.
9. Per MMC 2020 605 -Install user friendly cover to seal filter access.
10. Per MMC 2020 1346.0103 -Provide the furnace, supply and return ducts for warm air heating system must be clean before final approval for occupancy. Documentation is required from a licensed duct-cleaning contractor that the duct system has been cleaned.
11. Per MMC 2020 1346.0104 - Repair and/or replace heating registers as necessary. Must be secured to the wall.
12. Per MMC 2020 1300.0120 - Mechanical permits are required for the above work.
13. Per MRC 2020 R303.3 - Provide a window in the bathrooms with an aggregate glazing area of not less than 3 square feet, one-half of which must be openable or provide exhaust system vented to outside. A mechanical ventilation permit is required if an exhaust system is installed. Fan motor bearings are very noisy and in need of replacement.

Notes:

1. See attachment for permit requirements and appeals procedure.

This is a registered vacant building. In order to sell or reoccupy this building, all deficiencies listed on this code compliance report must be corrected in accordance with the Minimum Housing Standards of the St. Paul Legislative Code (Chapter 34) and all required permits must receive final approval within six (6) months of the date of this report. One (1) six-month time extension may be requested by the owner and will be considered if it can be shown that the code compliance work is proceeding and is more than fifty (50) percent complete in accordance with Legislative Code Section 33.03(f).

You may file an appeal to this notice by contacting the City Clerk's Office at 651-266-8688. Any appeal must be made in writing within 10 days of this notice. (You must submit a copy of this notice when you appeal, and pay a filing fee.)

Re: 887 Charles Ave
July 29, 2024
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If you have any questions regarding this inspection report, please contact Clint Zane between 7:30 - 9:00 AM at 651-266-9029 or leave a voice mail message.

Sincerely,

Clint Zane
Code Compliance Officer
Department of Safety and Inspections
City of Saint Paul
375 Jackson Street, Suite 300
Saint Paul MN 55101
Phone: 651-266-9029
Email: Clint.Zane@ci.stpaul.mn.us

Attachments